



Spacious 2-Bedroom Second Floor Flat—Ideal Investment Opportunity

Tenure: Leasehold approx 142 years remaining

Approx 58 square meters (624 squ ft)

Current tenant in occupation for 18 years!

Flat 14 Penn Court, Station Road,
West Moors, Ferndown, Dorset. BH22 0JJ

Price £125,000

- Entrance Hall
- Kitchen
- Lounge/Dining Room
- 2-Double Bedrooms
- Bathroom
- Pleasant Outlook

- Gas Central Heating (New boiler 2026)
- PVCu Double-Glazing
- Bright Sunny Aspect
- Ideal 'Buy to Let' - Good Yield
- Village Centre Location
- Viewing recommended!

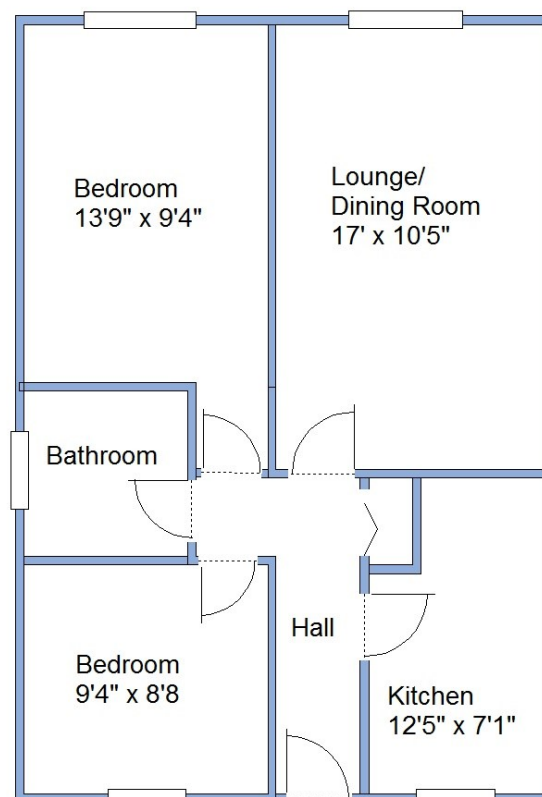
Well presented second floor (top), purpose-built flat situated in the heart of West Moors village centre. The property offers well-planned accommodation with light, airy rooms and the lounge and main bedroom look towards the pleasant Village Green. The flat benefits from a long lease of approximately 142 years remaining, having a tenant in situ for 18 years with an exemplary rent payment record, making this property an ideal investment opportunity.

Accommodation and approximate room sizes:

- **Entrance Hall:** Double storage cupboard.
- **Kitchen:** Fitted kitchen with a range of base and wall units. Cooker point. Plumbing for washing machine. Space for fridge & freezer. Worcester gas combination boiler (2026)
- **Lounge/Diner:** approx 17'1" x 10'5". Pleasant outlook towards Village Green.
- **Bedroom 1:** generous double bedroom. Range of fitted wardrobes. Front aspect window with pleasant view towards Village Green.
- **Bedroom 2:** Double-sized room with rear aspect.
- **Bathroom:** Fully tiled. Panelled bath with shower over & glass screen fitted. Wash basin & WC.
- **PVCu Double-Glazing**
- **Gas Central Heating** (New boiler installed 2026)
- **Service Charge:** approx £2328 pa including contribution to reserve fund, cleaning & lighting of common parts, general block maintenance, management fees.
- **Extended Lease:** 189 years from 1979 (142 years remaining)
- **Peppercorn Ground Rent**
- **Council Tax Band 'B'**
- **Energy Rating 'D'**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05315



Landlord investment opportunity